



Town of Arlington, Massachusetts
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05/17/2012 Minutes

V2020 FISCAL RESOURCES TASK GROUP Meeting Minutes 5/17/12

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ATTENDEES: Gordon Jamieaon (Chair), Heather Remoff, Scott Lever, David Garbarino, Michael Stern, Adam Chapdelaine (Town Manager), Pete Howard (Secretary),

INTRODUCTIONS:~ . We welcomed Adam who brought with him hard copies of the Arlington & Cambridge assessment files previously provided by email.

ECONOMIC NEW GROWTH METRIC: The object of this study is to see if Arlington were to develop Mass Ave or Broadway in the East as Cambridge has in North Cambridge, would we be able to significantly extend the time between overrides? We studied the material provided by Adam. At first glance it appease that Cambridge did not realize an increase in assessed value from the building that has taken place in North Cambridge. This would mean the largely residential or small business properties in East Arlington with modest increases were a more effective new growth model. Both the Cambridge real estate housing abatement and the housing crash may be involved. On closer examination we realized that the metric used on the colored map, which compares the highest to the lowest assessment for each property, could be misleading since the time order was not explicitly used. Also what counts is the dollar value increase, not the % increase. Members agreed to evaluate the data, each in a manner that seems best to him or her for discussion next month. Pete will check if Excel can sort the .xls files (His can. May need to copy to a new worksheet first.) We thanked Adam for getting us this interesting data set.

PROPERTY TAX POLICY: We congratulated Heather on her land tax articles that are running in the advocate. She received a Xerox copy of the state law on the Valuation of Property in Massachusetts from Sean Garbally's office. Included in the 13 pages of data were the rulings on challenges to local assessment practices. It would appear that there is no requirement that municipalities employ the income method as part of their calculation of commercial and industrial properties.- Heather also has been examining the assessment data posted on the Arlington site. Her initial research has focused on properties along Massachusetts Ave. The logic behind some of the assessments is not immediately apparent. This is a work in process.

WATER & SEWER BILLING: Scott has modeled the billing cycle. There may be an optimum grace period. He has knowledge of the cost per billing. There was not enough time to go into this in detail. It was postponed to June. (With advance notice, we can borrow the Manager's screen projector)

MY TAX DOLLARS: Gordon has FY 11 ready. He will discuss w/ the new Deputy Town Manager, Andrew Flanagan next week.

NEW BUSINESS (From previous mtg. Not discussed)

Solar-voltaic power generation: Scott

Wind power generation: David

Unpaid kindergarten assessment: David

NEXT MEETINGS .. Thurs June 26. Room TBD.